047.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,016,300 / 1,016,300
					USE VALUE:	1,016,300 / 1,016,300
					ASSESSED:	1,016,300 / 1,016,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENKALA RICHARD F & BARBARA S
Owner 2:	
Owner 3:	
Street 1:	27 NEWTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY MARGARET M--ETAL -
Owner 2:	PENKALA JOHN R & RICHARD F -
Street 1:	27 NEWTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2428 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4540.000	566,200	5,100	445,000	1,016,300
Total Card	0.104	566,200	5,100	445,000	1,016,300
Total Parcel	0.104	566,200	5,100	445,000	1,016,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.58 | /Parcel: 418.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33467

GIS Ref

GIS Ref

Insp Date 11/30/18

!3999!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	566,200	5100	4,540.	445,000	1,016,300		Year end	12/23/2021
2021	104	FV	540,800	5100	4,540.	445,000	990,900		Year End Roll	12/10/2020
2020	104	FV	540,800	5100	4,540.	445,000	990,900	990,900	Year End Roll	12/18/2019
2019	104	FV	402,300	5100	4,540.	472,800	880,200	880,200	Year End Roll	1/3/2019
2018	104	FV	402,300	5100	4,540.	344,800	752,200	752,200	Year End Roll	12/20/2017
2017	104	FV	344,200	5100	4,540.	300,300	649,600	649,600	Year End Roll	1/3/2017
2016	104	FV	344,200	5100	4,540.	255,900	605,200	605,200	Year End	1/4/2016
2015	104	FV	306,300	5100	4,540.	250,300	561,700	561,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:54:10

LAST REV

Date	Time
06/08/21	11:08:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3999

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY MARGAR	67467-326		6/21/2016	Family	316,875	No	No		Margaret M Flaherty d.o.d. 12/31/2015 bk 6746
	19038-351		5/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	33467
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2016	957	Heat App	6,800		7/13/2016			New heat/cool syst
7/1/2016	918	Redo Kit	280,000		7/1/2016			Remodel kitchen, b
10/27/2014	1436	New Wind	5,898					Install 12 replace

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
3/8/2017	SQ Returned	EMK	Ellen K
4/16/2009	Measured	163	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/18/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4540		Sq. Ft.	Site		0	80.	1.23	1									444,960						445,000	

Total AC/HA:	0.10422	Total SF/SM:	4540	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	444,960	Spl Credit		Total:	445,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08245468
Const Adj.:	0.99980003
Adj $ / SQ:	194.803
Other Features:	122352
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695571
Depreciation:	129376
Depreciated Total:	566195

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

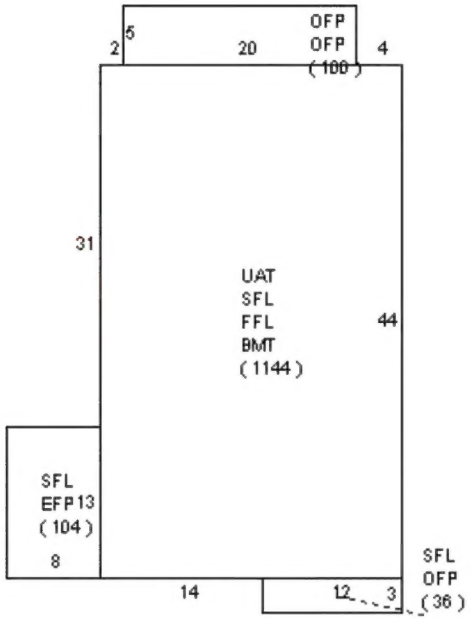
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.80
Special Features:	0	Val/Su Net:	134.87
Final Total:	566200	Val/Su SzAd	233.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,284	194.800	250,127
BMT	Basement	1,144	58.440	66,856
FFL	First Floor	1,144	194.800	222,854
UAT	Upper Attic	286	77.920	22,285
OFP	Open Porch	236	23.490	5,543
EFP	Enclos Porch	104	53.390	5,553

Net Sketched Area:	4,198			Total:	573,218
Size Ad	2428	Gross Area	5056	FinArea	2428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc